

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

SINECURE INVESTMENTS, LLC

PLAINTIFF

VS.

CAUSE NO. 09-08-1718

**MATTHEW WILSON, EVELYN ASHBURN,
HIGHLAND DEVELOPMENT, LLC DESOTO
COUNTY, MISSISSIPPI THOUGH ITS CHANCERY
CLERK, JIM HOOD IN HIS CAPACITY AS
ATTORNEY GENERAL FOR THE STATE OF
MISSISSIPPI, JOHN W. CHAMPION, IN HIS
CAPACITY AS DISTRICT ATTORNEY OF DESOTO
COUNTY, MISSISSIPPI, AND ALL OTHER
PERSONS, FIRMS AND CORPORATIONS HAVING
OR CLAIMING ANY LEGAL OR EQUITABLE
INTERESTS IN THE FOLLOWING DESCRIBED
LAND LOCATED IN DESOTO COUNTY,
MISSISSIPPI, WHICH WAS SOLD FOR TAXES ON
AUGUST 26, 2006 TO WIT: "SEE EXHIBIT 'A'";**

DEFENDANTS

JUDGMENT CONFIRMING TAX TITLE

This day this cause came on to be heard on the Complaint of Plaintiff, Sinecure Investments, LLC, for a judgment to confirm title under provisions of § 11-17-1, Mississippi Code of 1972, as amended, to confirm the Tax Sale which occurred on August 26, 2006 and remove as a cloud on its title any and all claims held by the Defendants in and to the hereinafter-described real property, and the Court having heard and considered same and being fully advised in the premises, finds as follows:

1. All necessary party defendants have been served with process as required by law.

They are:

- a) Defendant Matthew Wilson, who could not be found after diligent search and inquiry, was served by publication in the Desoto Times-Tribune newspaper during the weeks of August 27, 2009, September 3, 2009 and September 10, 2009 pursuant to Miss. Code Ann. § 11-17-1 and Rule 4 of the Mississippi Rules of Civil Procedure. No answer has been filed in response.

FILED
JUL 10 2010
W. E. DAVIS, CH. CLERK

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b) Defendant Evelyn Ashburn, who could not be found after diligent search and inquiry, was served by publication in the Desoto Times-Tribune newspaper during the weeks of August 27, 2009, September 3, 2009 and September 10, 2009 pursuant to Miss. Code Ann. § 11-17-1 and Rule 4 of the Mississippi Rules of Civil Procedure. No answer has been filed in response.

c) Defendant Highland Development, LLC, who could not be found after diligent search and inquiry, was served by publication in the Desoto Times-Tribune newspaper during the weeks of August 27, 2009, September 3, 2009 and September 10, 2009 pursuant to Miss. Code Ann. § 11-17-1 and Rule 4 of the Mississippi Rules of Civil Procedure. No answer has been filed in response.

e) Defendant Desoto County, Mississippi, who entered into an Agreed Order of dismissal and set forth that it claims no interest in the subject property.

f) Jim Hood, in His Capacity as Attorney General for the State of Mississippi, who answered asserting no interest in the subject property and consenting to a hearing at any time. Pursuant to Miss. Code Ann. § 11-17-19, the Attorney General is named as a nominal defendant in this action.

h) John W. Champion, In His Capacity as District Attorney of Desoto County, Mississippi who was served on August 11, 2009. No answer has been filed in response. Pursuant to Miss. Code Ann. § 11-17-19, the District Attorney is named as a nominal defendant in this action.

i) All other persons, unknown heirs, firms and corporations having or claiming any legal or equitable interests in that property described in Exhibit "A" attached to the Complaint and located in Desoto County, Mississippi, who could not be found after diligent search and inquiry, were served by publication in the Desoto Times-Tribune newspaper during the weeks of August 27, 2009, September 3, 2009 and September 10, 2009 pursuant to Miss. Code Ann. § 11-17-1 and Rule 4 of the Mississippi Rules of Civil Procedure. No answer has been filed in response.

2. The property described in Exhibit "A" ("Property") was assessed to Stan Rojeski for the tax year 2005. Taxes on the Property for the 2005 tax year were not paid. Stan Rojeski quitclaimed his interest in the property to Matthew Wilson and Evelyn Ashburn by virtue of a Quitclaim Deed dated July 14, 2008 and filed July 17, 2008.

3. The Chancery Clerk satisfied all notice requirements at the time and during the redemption period by sending proper notice of the tax sale and the expiration of the redemption period as required by law. Any and all interested parties failed to redeem the property by August 26, 2008. The tax sale matured and perfect title vested in Sinecure Investments, LLC pursuant to Miss. Code Ann. §§ 27-41-79 and 27-45-23.

IT IS, THEREFORE, ORDERED AND ADJUDGED that:

1. The tax title of Sinecure Investments, LLC to the property described in Exhibit "A" be, and it hereby is, confirmed against all persons claiming to hold the land by title existing at the time of said sale for taxes, and that there be, and there hereby is, vested in said Plaintiff a good and sufficient title in said land, this judgment to be held as conclusive evidence that title to said land is vested in Plaintiff, as against all persons claiming same under the title existing prior to said sale for taxes.

2. Sinecure Investments, LLC is the owner in fee simple absolute of that property fully described in Exhibit "A" attached hereto located in Desoto County, Mississippi.

3. At that Tax Sale dated August 26, 2006, the subject property was sold for taxes due and unpaid thereon for the year 2005 to Sinecure Investments, LLC, which became the purchaser thereof. Said land was properly assessed and said sale was made and certified in the manner required by law. After said sale remained on file in the office of the Chancery Clerk of Desoto County, Mississippi, for the redemption period of more than two years and all required notices were given by the appropriate authorities, the tax sale was not redeemed by any party.

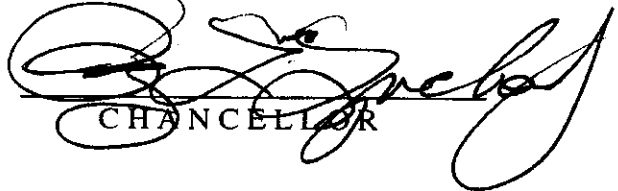
4. After the time for redemption had passed, Desoto County, Mississippi executed a Tax Deed to Sinecure Investments, LLC.

5. This judgment is to be held as conclusive evidence that title to said land is vested in Plaintiff, as against all persons claiming same title to said property.

6. The claims of all Defendants are forever barred and they are enjoined from making any claim of right, title or interest in, to or upon said land by virtue of said claims, except for any real estate taxes currently due, and all clouds on the title of Plaintiffs are hereby quieted and removed.

7. That final record be, and it hereby is, dispensed with but that this judgment be indexed as if a deed and recorded in the Records of Deeds of Desoto County, Mississippi.

ORDERED AND ADJUDGED this 17th day of February, 2010.


CHANCELLOR

Submitted By: 

Michael S. MacInnis, MSB # 8376
Jon J. Mims, MSB #100341
Rawlings & MacInnis, P.A.
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7/16/09 12:13:34
DE. W BK 612 PG 282
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

CHANCERY CLERK'S CONVEYANCE LAND SOLD FOR TAXES

(Chapter 27-43 Code of 1972)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Be it known that Joey Treadway, Tax Collector of said County of Desoto, did, on the 26th day of August, A.D., 2006 according to law, sell the following described and situated in said county and assessed to STAN ROJESKI

to wit:

DESCRIPTION OF LAND: LOT 65 BLUE LAKE SPRINGS PHASE HIST REV	SEC 32	TWP 2	RANGE 9
PARCEL NUMBER: 2099 3202.0 00065.00 PB 48 pg 34			

FOR THE TAXES ASSESSED THEREON for the year A.D. 2005, when SINECURE INV LLC became the best bidder therefore, at and for the sum of THREE HUNDRED EIGHTY TWO AND 94/100 Dollars 382.94 and the same not having been redeemed, I, therefore sell and convey said above described land to the said SINECURE INV LLC.



Given under my hand and official seal of office, this the 26th day of September 2008.

W.E. Davis

W. E. Davis, Chancery Clerk

COSTS TO BE PAID BY PURCHASER UPON DELIVERY OF CONVEYANCE

Recording Tax Conveyance (Section 25-7-9).....	\$12.00	\$12.00
TOTAL RECORDING COST.....		\$12.00
DUE TO COUNTY		
County actual postage fee (Section 27-43-3).....		\$4.42
Publisher's actual fee paid by county (Section 27-43-3).....		\$3.00
TOTAL DUE TO COUNTY.....		\$7.42
DUE TO CHANCERY CLERK		
Identify record owners (Section 27-43-3).....	\$50.00	\$50.00
Recording list, each subdivision (Section 25-7-21(4)(a)).....	\$1.00	\$1.00
Issue sheriff's notice (Section 27-43-3).....	\$2.00	\$2.00
Mail 1 st owner's notice (Section 27-43-3).....	\$1.00	\$1.00
Mail 2 nd owner's notice (Section 27-43-3).....	\$2.50	\$
Issue each lienor notice (Section 27-43-11).....	\$7.00	\$7.00
Recording each redemption (Section 25-7-21(4)(d)).....	\$10.00	\$10.00
Abstracting each subdivision (Section 25-7-21(4)(e)).....	\$1.00	\$1.00
Certify amount to redeem (Section 25-7-9(1)(a)).....	\$1.00	\$1.00
Certify release from sale (Section 25-7-9(1)(a)).....	\$1.00	\$1.00
TOTAL AMOUNT DUE TO CHANCERY CLERK.....		\$86.00
GRAND TOTAL DUE.....		\$93.42

STATE OF MISSISSIPPI, COUNTY OF DESOTO
HEREBY CERTIFY that the above and foregoing is
a true copy of the original filed in this office.
This the 26th day of September 2008
W.E. Davis, Clerk of the Chancery Court
By *W.E. Davis*



STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the county and state aforesaid, the within named W. E. Davis, Chancery Clerk in and for said county and state, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office at my office at Hernando, Mississippi, this the 26th day of September 2008.



Misty T. Heffner

Title _____

SS Properties
4064 Robinwood Ct.
Mph 2 38111

